

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80   C
55-68	D		
39-54	E		
21-38	F	30   F	
1-20	G		

### Ground Floor

Approx. 41.4 sq. metres (446.1 sq. feet)



### First Floor

Approx. 23.0 sq. metres (248.0 sq. feet)



Total area: approx. 64.5 sq. metres (694.1 sq. feet)

This plan is for illustrative purposes only  
Plan produced using PlanUp.

# Flint & Cook



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Parish Cottage Ashperton Road Ledbury HR8 2RY

£279,950

- Popular village location
- Splendid 2 bedroom detached cottage
- Good size front & rear gardens
- Oil central heating, double glazing
- Wealth of character & charm
- Must be viewed!

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## Parish Cottage Ashperton Road Ledbury Herefordshire HR8 2RY

Situated in this popular village location, an impressive 2 bedroom detached cottage offering ideal rural accommodation.

The property, which offers a wealth of character and charm, has the added benefit of **oil central heating, double glazing, good size front and rear gardens and we strongly recommend an internal inspection.**

The Cathedral City of Hereford and popular town of Ledbury with its easy access to the M50/M5 motorways are within easy driving distance and the village itself offers a range of amenities with popular primary school, church, village hall and countryside walks.

In more detail, the accommodation comprises:-

### Ground floor

Partially double glazed uPVC entrance door through to the

### Entrance Porch

Tiled floor, electric light, storage space, double glazed window and feature entrance door through to the

### Open Plan Lounge/Dining Room

A functional and cosy room with a wealth of exposed timbers and beams, fitted carpet, 2 radiators, 2 double glazed windows enjoying a pleasant outlook across the front garden and countryside in the

distance, feature recessed fireplace with hearth, exposed brickwork and feature woodburning stove, double glazed patio doors to the rear garden, stairs to the first floor, range of light fittings, central heating thermostat and door to the

### Fitted Kitchen

Range of wall and base units, granite worksurfaces with tiled splashbacks, tiled floor for easy maintenance, space for breakfast table, wealth of exposed timbers, hob with cooker hood over, double glazed window to the front aspect enjoying a fine outlook, space and plumbing for dishwasher, central beam and open plan access to the

### Utility Room

Tiled floor, store cupboard, space for fridge freezer, space and plumbing for washing machine, worksurface with further cupboard above, radiator, stable door to the rear garden and door to the

### Downstairs Bathroom

Suite comprising bath with shower unit over and glazed folding screen, low flush WC, pedestal wash hand-basin, double glazed window, wall mirror, tiled wall surround, ladder style towel rail/radiator, double glazed window with roller blind.



### First floor

#### Open Plan Main Bedroom

Wealth of exposed timbers, radiator, range of lighting and double-glazed windows to the front and rear aspect enjoying a pleasant outlook.

#### Agent's Note

The main bedroom could easily be closed off from the landing area, if required.

#### Bedroom 2

Fitted carpet, wealth of exposed timbers and beams, corner wardrobe with hanging rail, double glazed window to the front aspect enjoying a fine outlook.

### Outside

To the immediate rear of the property there is a paved patio area providing the perfect entertaining space with steps then leading up to the lawned garden which is bordered by flowers and shrubs, enclosed by hedging and fencing for privacy with further seating area, useful side gate and covered porch immediately to the rear. A gate then opens into a good size enclosed vegetable plot with useful timber garden shed and greenhouse. The good size front garden is attractively laid to lawn, bordered by a wide variety of flowers and shrubs enclosed by mature hedging and fencing with feature trees and paved pathway with lighting to the side leading up to the front door and continuing to provide access to the rear. The central heating boiler is housed externally and the oil storage tank is in the front garden.

### General information

#### Services

Mains water and electricity are connected. Private drainage system. Telephone (subject to transfer regulations). Oil-fired central heating.

#### Outgoings

Council tax band 'C' - payable 2023/24 £1880.24  
Water - rates are payable. Private drainage.



### Tenure & possession

Freehold - vacant possession on completion.

### Directions

Proceed east out of Hereford City on the A438 Ledbury Road and on reaching The Trumpet public house crossroads turn left onto the A417. On entering the village of Ashperton proceed past the village hall on the right-hand side and Parish Cottage is on the left-hand side, as indicated by the Agent's FOR SALE board.

### Viewing

Strictly by appointment through the Agent, **Flint & Cook**, Hereford (01432) 355455.

### Opening hours

Monday - Friday	9.00 am - 5.30 pm
Saturday	9.00am - 2pm

### Money laundering regulations

Prospective purchasers will be asked to produce identification, address verification and proof of funds at the time of making an offer.

### Residential lettings & property management

We operate a first class residential lettings and property management service. For further details please contact Jackie Eversham (01432) 355455.

